

**State of Idaho Surplus Property Auction on February 12, 2010  
at the Idaho Fish and Game Panhandle office on:  
2885 West Kathleen Avenue, Coeur d' Alene, Idaho 83815 at 12:00 noon.**

**PROPERTY DESCRIPTION** : This vacant land contains approximately 11.92 acres and is located in northern Idaho, about 12 miles east of the City of Coeur d' Alene in Kootenai County. The topography is level to steeply sloped and it is partially forested. There is a power line that runs through the property and easements for natural gas and telephone on the property.



Access to the property is from Wolf Lodge Creek Road, via asphalt paved county road.  
A creek borders the westerly property boundary.



The property was once used as a fish hatchery for cutthroat trout, and the old abandoned concrete fish hatchery diverter structures and holding ponds are still located on the property.



Additional information on the property, auction date and location, and terms and conditions of sale are available on our website: [www.idl.idaho.gov/bureau/RealEstate/index\\_re.htm](http://www.idl.idaho.gov/bureau/RealEstate/index_re.htm)

**Disclaimer:** This information is designated for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective bidders should review all information related to the property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property.

This Wolf Lodge Surplus property is located in Northern Idaho and will be sold as is. This region of the state has all 4 seasons and provides opportunities for the sportsman and nature lover alike. North Idaho has an abundance of wildlife and pristine natural forests as well as some of purest lakes, rivers and streams in the country.

<b><u>LEGAL DESCRIPTION:</u></b>	In a portion of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 21, Township 50 North, Range 2 West, B. M., in Kootenai County, Idaho.
<b><u>SIZE:</u></b>	Approximately 11.92 acres, more or less
<b><u>IMPROVEMENTS:</u></b>	None
<b><u>HIGHEST AND BEST USE:</u></b>	Residential
<b><u>ACCESS:</u></b>	Paved County Road
<b><u>ZONING:</u></b>	Rural
<b><u>UTILITIES:</u></b>	Available nearby
<b><u>APPRAISED VALUE:</u></b>	\$ 241,000.00

An interested bidder must submit the \$3,000.00 earnest money deposit in the form of a bank-issued check, such as a cashier's check or certified check, in U. S. dollars, payable to the "State of Idaho, Department of Lands" at the time of auction in order to become a qualified bidder. The earnest money from the successful bidder will be considered earned and becomes non-refundable liquidated damages in the event of the purchaser's default. No bid of less than the appraised value will be accepted.

The successful bidder will be responsible for all cost of sale including appraisal, survey, advertising, closing costs and title insurance premiums. The successful bidder will provide payment for appraisal and advertising costs at the close of the auction. Personal checks will be accepted for any amounts due over the original deposit to cover these incidental expenses. The closing date to be within forty-five (45) days, from the date of the auction of said parcel.

For additional information on qualifications for Bidders, earnest money deposit, property information, auction date and location, and terms and conditions of sale is available on our website: [www.idl.idaho.gov/bureau/RealEstate/index\\_re.htm](http://www.idl.idaho.gov/bureau/RealEstate/index_re.htm)

**Reservations:**

Lands listed for sale are typically subject to a prior reservation to the United States of America for rights of way over and across said lands for ditches and canals constructed by authority of the United States. All mineral rights will be disposed of with the property.

**No Warranty of Suitability, Environmental Cleanliness or Property Title:**

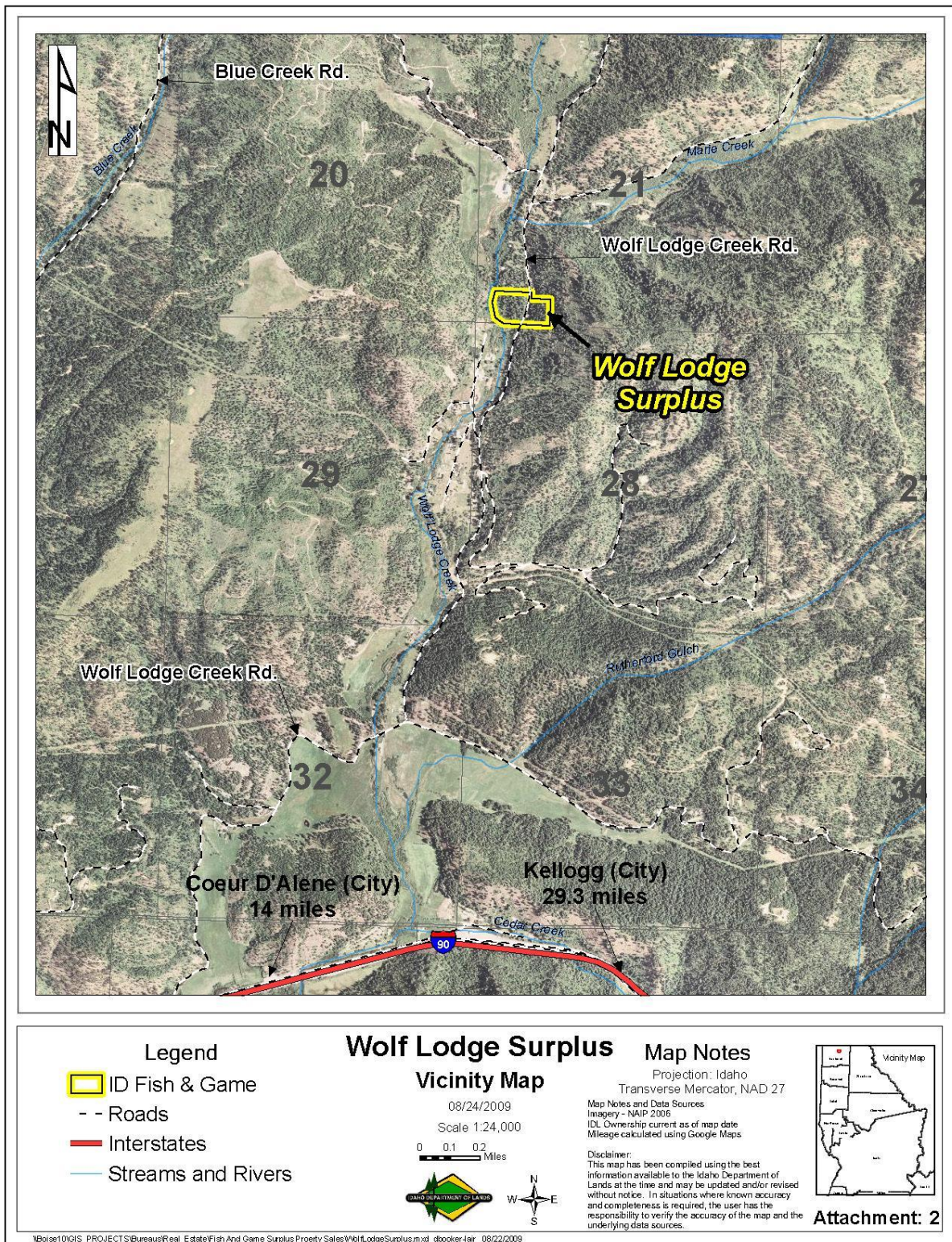
The potential purchaser is encouraged to perform their own due diligence in regard to the status of property title or environmental conditions of the property being sold by the State of Idaho. The State of Idaho provides no warranty of suitability, environmental cleanliness or property title.

**For More Information Please Contact:**

Tracey Rauch, P.O. Box 83720, 300 N. 6<sup>th</sup> St. Suite 103, Boise, Idaho 83720-0050,  
(208) 334-0230 Fax (208) 334-3698 [trauch@idl.idaho.gov](mailto:trauch@idl.idaho.gov)

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